



Lutterworth Road Gilmorton LE17 5PN





Key Features

- Grade II Listed Character Property Set in 0.23 Acres
- Spacious Entrance Hallway, Guest Cloakroom w/c
- Bright & Airy Living Room With Wood Burner
- Dining Room With Bi-Fold Doors To Garden, Family Room & Home Office
- Superb Kitchen With Built In Appliances and Utility Room
 - Principal Bedroom With En-Suite
- Three Further Bedrooms, Family Bathroom
- Solar Panels With 10kw Storage Battery
- Barn With Planning Permission For Annexe
 - Stables, Hot Tub and Mature Gardens





The Property

An exceptional Grade II Listed barn conversion that has been fitted to a high standard with quality fittings, providing the perfect mix of period features, alongside contemporary fittings.

The property is set well back from Lutterworth Road, and is accessed via a gated, private driveway. In total the accommodation, outbuildings and gardens occupy a plot of around 0.23 acres. Externally there is stabling which is currently used for storage, and the attached former milking parlour and barn has planning consent to provide additional living space. In all about 3032 square feet inclusive of outbuildings.

Gilmorton is surrounded by beautiful open countryside. The village has a primary school, local store, coffee shop, public houses, fine parish church, playing fields and a village hall. Nearby secondary schools include The Market Bosworth School, Manor High School, and de Lisle College. The village is also included in the catchment area for Lawrence Sherriff School, Rugby High School, Lutterworth High School and Lutterworth College.

Gilmorton is located some three miles from Lutterworth, which has excellent shopping facilities including a Waitrose, Morrisons and Co-op. Rugby offers more comprehensive shopping and supermarket amenities, together with mainline rail services to London in about an hour. Nearby road networks include the M1 accessible at junctions 20 or 21, M69, M6, A5 and A14.

An entrance door leads through to a spacious entrance hallway with engineered floor, staircase with glazed panels rising to 1st floor and inset ceiling lighting. The guest cloakroom comprising of a close coupled w/c, wall mounted wash hand basin with splashbacks to water sensitive areas, and a window to the side elevation.

Across the hallway, and approached through twin doors, is the dining / living area which is divided into two areas. The dining area boasts great views over the garden, with bifold doors giving direct access out to patio area; there is a connecting door to the family room and open square archway that takes you through into the living room. This area is a dual aspect and has a modern woodburning stove that sits on a feature raised hearth.

A connecting door takes you through to the home office with French doors leading out to the rear garden. The room boasts Malmo flooring, exposed timber vaulted ceiling and exposed brickwork, door to the front elevation. This in turn has a connecting door that takes you through to the milking parlour and barn.

Located off the dining room, the spacious family room has exposed timbers and enjoys views over the rear garden. A connecting door leads through into the kitchen.

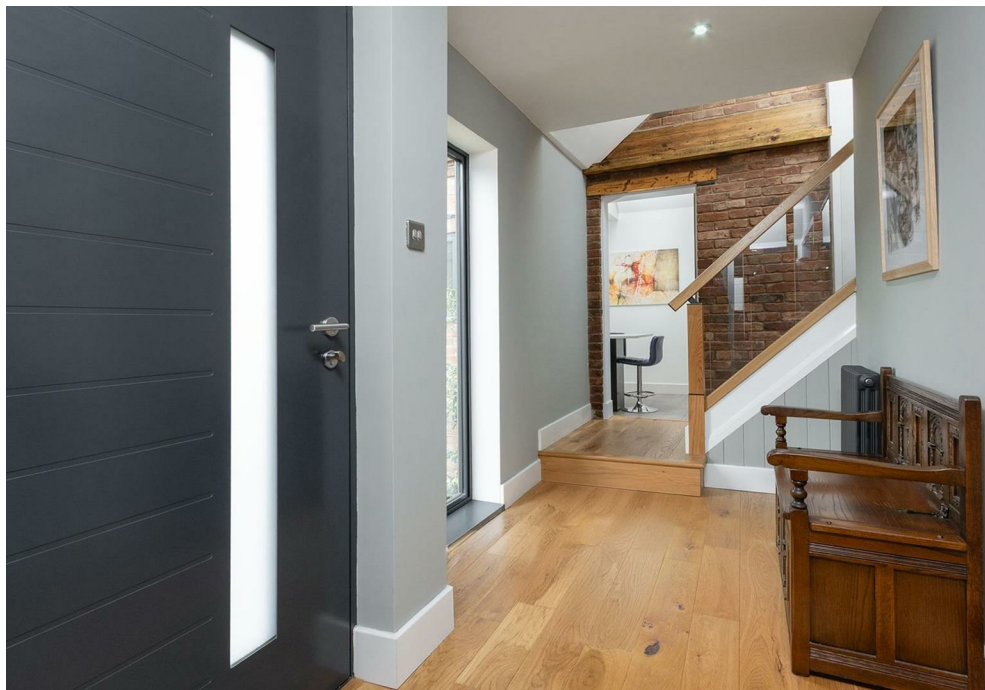
The kitchen is fitted with quality units supplied and installed by Omega Kitchens in Lutterworth and benefits from underfloor heating. Featuring a range of handleless matt and high-gloss base cupboards with a complimentary quartz work surfaces and splashbacks, along with a fantastic larder style cupboard. The kitchen provides plenty of space for cooking and entertaining. The island unit has twin electric Neff Slide and Hide ovens below with an Elica induction hob over with built in extraction. Appliance wise, there is also an integrated Neff fridge and dishwasher, Quooker tap, and is finished off with a underhung, butler style sink with views out over the cobbled courtyard.

The utility room which also has underfloor heating, benefits from a stainless steel 1.5 sink with drainer, complimentary worksurface base cupboard, plumbing for washing machine and space for a condenser dryer, an American style fridge freezer, and a door which gives access out to the front of the property. A large hatch with integrated ladder provides access to the loft space and boiler.

The former milking parlour and barn used as a second utility room / boot room, with units fitted out for storage, benefits from planning consent to provide additional living space. It forms part of the barn which houses the battery and inverter for the solar panels. It has twin double timber garage doors and a vaulted ceiling with exposed timbers, power and lighting, and there is a door to the rear of the property.

Approached via an oak staircase with glass inserts is the spacious first floor landing, which has exposed ceiling timbers, a loft hatch and recessed ceiling lighting.





The triple aspect principal bedroom is set across two levels, with an excellent range of fitted wardrobes which provide ample hanging and storage space. There is a fitted dressing table with shelving below, an additional shelved cupboard and a step which leads down into the ensuite shower room. The ensuite is fitted with a modern suite comprising of a walk in Grohe shower, integrated w/c and a wash hand basin unit, with ample under counter storage, with tiled splashbacks to water sensitive areas.

The triple aspect guest bedroom is located to the left of the landing offering generous space with fitted wardrobes providing hanging and storage space. Bedrooms three and four have exposed ceiling timbers and feature eyebrow windows with bespoke shutters. The family shower room comprising of a walk in shower, a vanity unit, integrated w/c, wash hand basin with a useful storage cupboard below, a skylight window to front elevation, and a heated towel rail.

Outside the property is approached via a tarmac driveway which is initially shared with the neighbouring property. There is then a private, gated cobbled driveway. Beyond this the driveway serves five brick built stables then leads to a cobbled courtyard. The stables having slate roofs, are currently used for storage.

There is parking for between 6-8 cars and an EV charger point.

The rear garden has been landscaped and is laid to lawn with large paved seating / entertaining areas, inter dispersed with decorative feature granite chipped sections with stepping stones, a feature fountain, potted plants and seating. The garden beds are well stocked with mature planting and trees, with a raised composite decked area with Spa and canopy to the right hand side. The garden is enclosed on two sides by attractive brick walls and fencing to the rear.



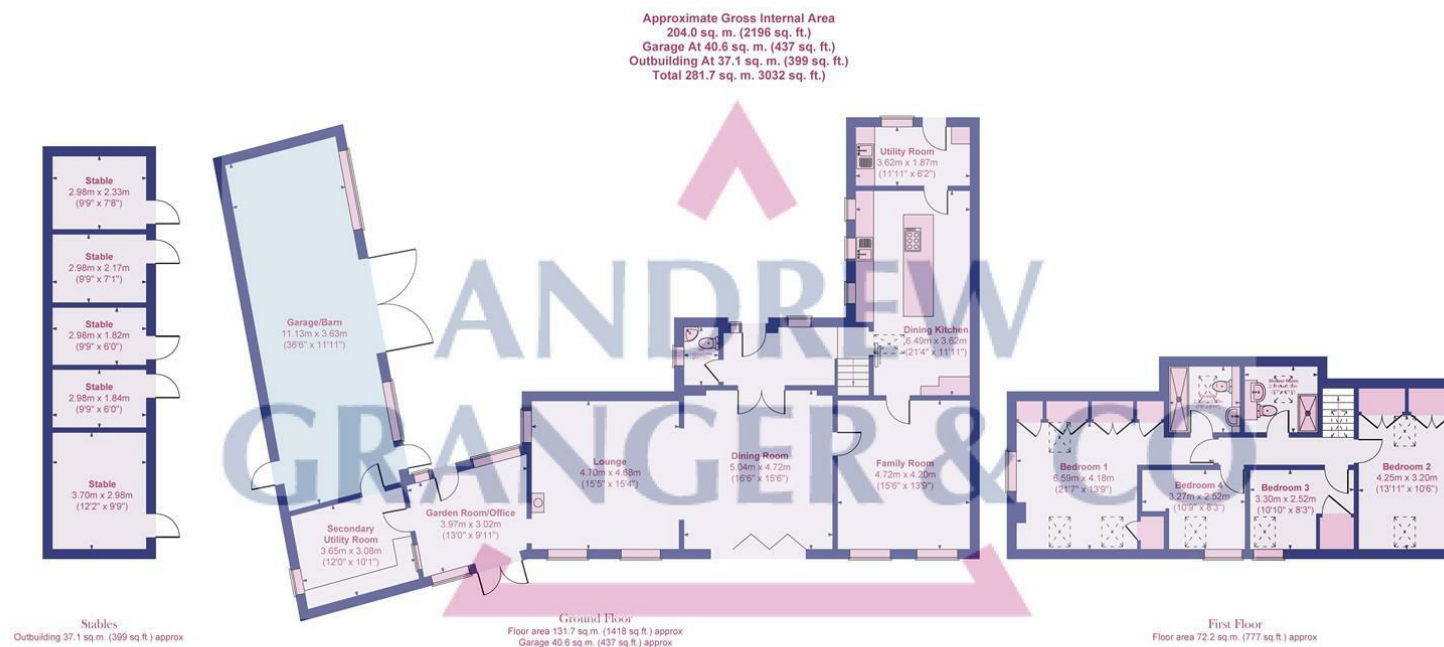








Floorplan



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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